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ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.5 AMARAVATI, TUESDAY , JANUARY 24, 2017 **G.965**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H1)

DRAFT VARIATION TO CHANGE OF LAND USE FROM INDUSTRIAL USE TO CENTRAL COMMERCIAL USE IN R.S.NOS.242/1P, 243/3, 4,5 & 246/3,4,5, D.NO.2-242 TO AN EXTENT OF AC.6.55 CENTS, RAMANAYYAPETA (V), EAST GODAVARI DIST.

[Memo.No.24720/H1/2012, Municipal Administration & Urban Development (H1) Department, 19th January, 2017]

NOTIFICATION

The following draft variation to the Kakinada General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.389, MA., dated:10.09.1975 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions received with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Velagapudi.

DRAFT VARIATION

The site in Sy.No.242/1P, 243/3,4,5; 246/3,4,5 to an extent of Ac.6.55 cents situated at Kakinada Town and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Industrial Use, in the General Town Planning Scheme (Master Plan) of Kakinada Town, sanctioned in G.O.Ms.No.389, MA Dt:10.09.1975 is now proposed to be designated for Central Commercial use by variation of change of land use basing on the Council Resolution No:113, dated:18.07.2012 as marked as "A to J and K to N" in the revised part proposed land use map bearing G.T.P. Map No.33/2016/R available in the Municipal Office of Kakinada Town, **subject to the following conditions that;**

1. The applicant shall pay the Development charges as per G.O.Ms.No.158 Dated: 22.06.1998 to the Ramanayyapet Gram Panchayath.
2. The applicant shall obtain prior technical clearance / necessary permission from the competent authority before taking any developments in the site.
3. The applicant shall hand over of the site affected in road widening to Ramanayyapet GP through registered gift deed at free of cost before release of plan to an extent of 2342.00 Sq.Mts (Ac.0.579)
4. In addition to the widening of roads on west and south sides, the Northern side road shall also be widened to 33'-0 leaving the required land from the applicant's site
5. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
6. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

PART-I

NORTH : Existing 20'-0'' wide C.C Road, residential buildings.

EAST : Existing 100'-0'' wide Road

SOUTH : Existing 22'-0'' to 38'-0'' C.C Road which is proposed to be widened to 60'-0'' as per Master Plan.

WEST : Others Vacant land Sy.No.245/P

PART-II

NORTH : Existing 22'-0'' wide C.C Road.

EAST : Others vacant land Sy.No.245/P

SOUTH : Existing 30'-0'' wide C.C Road, residential buildings.

WEST : Existing 34'-0'' wide road proposed to be widened to 60'-0'' as per Master Plan

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT